

# FOR LEASE

## COOL AND FUNKY OFFICE SPACE WITH VIEWS

### 1687 INGLETON AVENUE, BURNABY, BC



**LOCATION:** The subject property is primarily located in the highly desirable North Burnaby Industrial District just 1/2 block from Boundary Road at the corner of First Avenue and Ingleton. This central location enjoys excellent access to all parts of Metro Vancouver via the Trans-Canada Highway, Lougheed Highway and the Gilmore Skytrain Station

**ZONING:** M-3

**AREA:** 2,453 sq. ft.

**FEATURES:**

- Fully air-conditioned
- Deck with northwest views of Downtown Vancouver and the North Shore Mountains
- Wood beam ceilings with fluorescent lighting
- Nine (9) private offices
- One (1) board room
- Storage/Server room
- Coffee bar and sink
- Two (2) washrooms

**PARKING:** Five (5) parking stalls included

**LEASE RATE:** \$19.00 per sq. ft. plus GST (or) \$3,883.92 per month plus GST

**OPERATING COSTS &**

**PROPERTY TAXES:** TBD\*  
*\*Not including Heat & Light*

**For Further Information, Please Contact:**  
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